



8 Forestdale

Hindhead | Surrey | GU26 6TA



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Hindhead, Surrey, GU26 6TA

Freehold

Well presented detached bungalow in a tucked away position at the back of a highly desired cul de sac, walking distance of Grayshott shops and services. Driveway parking with EV charge point.

- Level front garden, well stocked with low maintenance mature shrubs
- Driveway parking with electric vehicle charge point, leading to a detached double garage with electric up and over door
- Covered entrance opening into hallway with storage cupboards and Karndean flooring which extends into reception rooms
- Rear aspect sitting room with a decorative fireplace and double doors opening into a large south facing conservatory which enjoys views over the garden
- South facing dining room with patio doors opening onto the garden (also internal double doors to the sitting room, allowing for open plan entertaining if desired)
- Fitted kitchen with integrated double oven and hob
- Separate utility room with access to a covered walkway to the garage
- Master bedroom with built in wardrobe and recently refitted en suite shower room (under floor heating)
- Two further bedrooms with built in wardrobes, south facing and overlooking the garden
- Refurbished family bathroom also with underfloor heating
- Large south facing rear garden, with various areas of interest, including lawn, patio and mature borders with several rhododendrons. Behind the garage is a useful outbuilding
- Situated on the cusp of Hindhead and Grayshott enjoying the benefits of proximity to Hindhead A3 connections and National Trust lands plus Grayshott's excellent range of shops and services



LOCATION

Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

DIRECTIONS

From our office in the centre of Grayshott take the Headley Road eastwards towards Hindhead. Forestdale is a small cul de sac on the right hand side. No 8 can be found at the end of the cul de sac.

COUNCIL TAX

Waverley Borough Council/Surrey County Council.
Council Tax Band G (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

All mains services. Nest heating control. Underfloor heating to bath/shower rooms. New boiler installed in 2023.



8 Forestdale, Hindhead

Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft
 Garage = 25.6 sq m / 275 sq ft
 Total = 165.1 sq m / 1776 sq ft

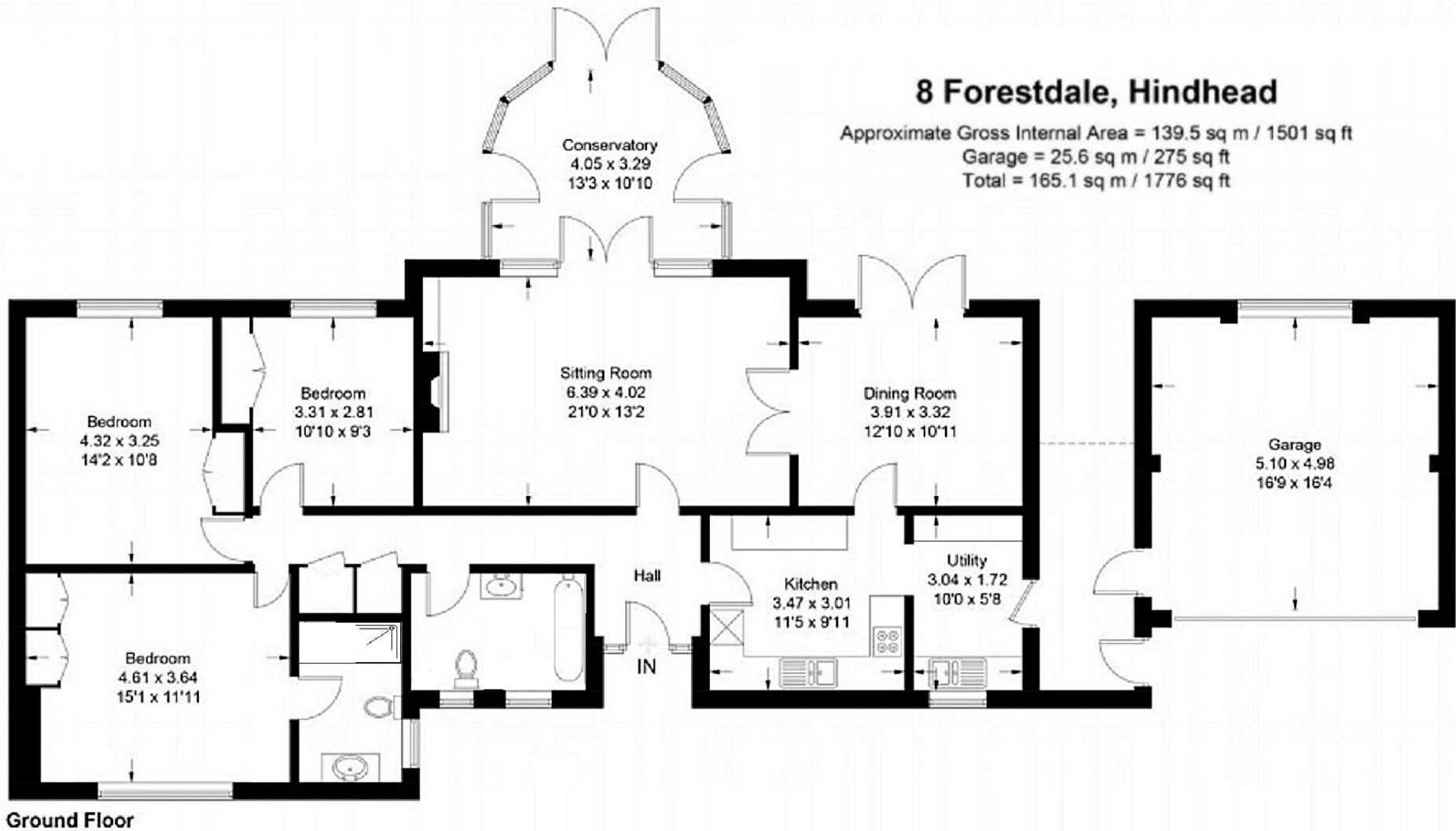


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID676578)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
61	80
EU Directive 2002/91/EC England & Wales www.epcau.com	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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